MANAGEMENT CERTIFICATE FOR Stevens Ranch Property Owners Association, Inc. Bexar County

STATE OF TEXAS § COUNTY OF BEXAR §

1. Name of Subdivision:

Stevens Ranch

Name of Association:

Stevens Ranch Property Owners Association, Inc.

3. Recording Data for Subdivision:

See Exhibit "A"

4. Recording Data for Declaration:

See Exhibit "A"

- Name and mailing address of Association: Stevens Ranch Property Owners Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
- 6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com
 Community Website: https://stevensranchpoa.connectresident.com/

7. Resales Disclosure Package: \$375.00

Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$275.00 collected

at closing from the buyer.

Capitalization Fee: \$90.00 (All Closings)

8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association: See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Stevens Ranch Property Owners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Stevens Ranch Property Owners Association, Inc.

3

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28th day of day of 2021 by Eugene Patillo, the Managing Agent of the Stevens Ranch Property Owners Association, Inc. on behalf of the Association.

RONDA LAJEAN SHAW
Notary ID #130910291
My Commission Expires
November 22, 2024

Notary Public - State of Texas

After Recording Return To:

FirstService Residential San Antonio, LLC 3424 Paesanos Pkwy Ste. 100 San Antonio, TX 78231

Doc# 20210361350 12/30/2021 10:29AM Page 2 of 3 Lucy Adame-Clark, Bexar County Clerk EXHIBIT "A"

Stevens Ranch Property Owners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Stevens Ranch Property Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
09/20/2005	Amendment of Landscaping Easement	20050215444
02/01/2006	2 nd Amendment of Landscape Easement	20060024535
05/31/2006	Consent and Indemnity Agreement	20060125259
05/31/2006	Easement and Right of Way	20060125257
11/27/2006	Declaration of Sanitary Sewer Easement Pods 1 & 2	20060285794
11/27/2006	Declaration of Temporary Access and Utility Easement	20060285793
11/27/2006	Declaration of Interceptor Drainage Easement	20060285792
04/30/2007	DCCR	20070097091
06/05/2013	Termination and Release of Governing Documents and Repeal of the Bylaws	20130113594
06/05/2013	Termination and Release of Master DCCR	20130113593
06/05/2013	Certificate of Formation	20130113391
07/02/2013	DCCR	20130136040
01/15/2014	Master DCCR	20140006525
07/16/2014	Dedicatory Instruments	20140119879
10/14/2014	1st Amendment to Master DCCR	20140177182
10/14/2014	Supplemental Declaration to Master DCCR	20140177014
06/09/2016	Supplemental DCCR	20160107917
06/09/2016	Supplemental DCCR	20160107916
11/15/2016	Dedicatory Instruments	20160226381
03/29/2017	Ratification of Termination and Release of Development Agreement	20170058091
06/10/2021	Swimming Pool Facilities Policies and Procedures Manual	20210157853
06/11/2021	Supplemental DCCR Pod 2	20210159616

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20210361350

Recorded Date: December 30, 2021

Recorded Time: 10:29 AM

Total Pages: 3

Total Fees: \$30.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/30/2021 10:29 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk